



Pretty village house with cottage garden, garage and barn and 2 bedroom gîte,

50140, Mortain, Manche, Normandy

* Under Offer * 5 Beds * 3 Baths * 100m2

Pretty village house with cottage garden, garage and barn and 2 bedroom gîte which would need finishing off to generate an income. Excellent value Normandy village property with income potential.

€139,500

Ref: SIF-001317

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French Entrée 

Property Description

The property is in the centre of the village in a quiet residential area and attached to the neighbouring property by the garage. The accommodation is light and airy and there is space to extend further. The garden is beautifully maintained and the gîte is used as an annexe at the moment and would require a kitchen to be completely independent. Viewing is highly recommended.

The house is conveniently situated within walking distance of the nearest village with shops, doctor's surgery and bar/restaurant. There is also an infant school and primary school. The closest airports to the property are at Rennes (81 km), Dinard (83 km) and Deauville (118 km). The UNESCO heritage site of Mont St Michel is 41 km away. Further shopping can be found at Mortain and St Hilaire du Harcouët (10km) and Domfront (15 km). The ferry port of Caen-Ouistreham is 1 1/4 hours away, St Malo is 1 1/2 hours away and Cherbourg is 2 hours. Calais and the Euro Tunnel are approximately a 5 hour drive.

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:

On the ground floor -

Kitchen/dining room : 5,71m x 5,08m – ½ glazed door and window to the front elevation. 2 radiators. Fireplace with woodburner. Stairs to the first floor with understairs storage cupboard with plumbing for washing machine. Space for upright fridge/freezer. Glazed French door to rear elevation. Telephone point. Tiled floor. Range of matching white base units with fitted electric oven and 4 ring gas hob. Worktops with inset 1 ½ bowl ceramic sink with mixer tap. Tiled splashbacks. Exposed beams. Plumbing for dishwasher.

Lounge : 5,36m x 3,53m – Double aspect with windows to the front and rear elevations. Wooden floor. Fireplace with woodburner. Radiator.

Inner hall : 2,20m x 1,72m – Window to the front elevation. Radiator. Wooden floor.

Bedroom 1 : 3,81m x 3,49m – Window to the rear elevation. Electric convector heater. Radiator. Wardrobes to one wall. Exposed beams.

Bathroom: 1,88m x 1,68m – Window to the front elevation. Bath with tiled surround and mixer tap. Vanity unit with mirror and lights over. Toilet. Heated towel rail.

On the first floor -

Landing/study area: Velux window to the front elevation. Electric convector heater. Built-in wardrobes to one wall. Inset spotlights. Radiator. Built-in cupboard housing hot water cylinder.

Shower room : 1,43m x 1,29m – Velux window to the rear elevation. Vanity unit. Electric convector heater. Toilet. Tiled floor and walls. Corner shower unit.

Bedroom 2 : 2,63m x 2,12m – Velux window to the rear elevation. Radiator. Exposed beams. Sloping ceiling.

Attic room : 4,82m x 2,69m – To finish converting. Velux windows to the front and rear elevations. Sloping ceilings. Exposed beams.

Bedroom 3 : 3,99m x 3,89m – Window to the front elevation. Convector heater and radiator. Sloping ceiling.

THE ACCOMMODATION IN THE GITE COMPRISES:

On the ground floor -

Living room: 4,11m x 3,93m – Glazed French doors to the north elevation. Laminate floor. Corner kitchen to finish installing. Stairs to first floor.

Shower room: Hand basin. Toilet. Half tiled walls. Vent. Shower unit.

On the first floor -

Landing: Built-in cupboard housing hot water cylinder. Electrics.

Bedroom 1 : 4,07m x 1,91m – Window to the west elevation. Exposed beam.

Bedroom 2 : 4,07m x 3,16m – Window to the front elevation. Inset spotlights. Hatch to loft space. Exposed beam.

OUTSIDE:

Double wooden gates lead to a gravel parking and turning area and a garage attached to the main house and used

as a workshop (5,23m x 3,64m) with wooden doors to the front and electric meters. To the front of the property is a pretty cottage garden, mainly laid to lawn with flower borders. Attached to the east elevation of the house is a car port with gravel floor and log store (6,41m x 5,33m) with loft over.

The rear garden is laid to lawn and enclosed by mature hedging. There is a gravel and slab patio area.

Attached to the gîte is a store room/garden shed (4,10m x 3,49m).

SERVICES :

Mains water, drainage, telephone and electricity are connected. Broadband internet connection. Electric heating and 2 woodburners.

FINANCIAL DETAILS :

Taxes Foncières : 550€ per annum

Gallery

